



City of Rockville

MEMORANDUM

December 14, 2012

TO: Mayor and Council

FROM: Planning Commission

SUBJECT: Planning Commission Recommendation on Zoning Text Amendment Application
TXT2013-00235

At its meeting on December 12, 2012 the Planning Commission reviewed and discussed Text Amendment Application TXT2013-00235. The Commission received a presentation from Planning and Zoning Division staff. No other persons spoke on this matter.

After discussion and deliberation on the aspects and intent of the proposed revisions, the Planning Commission voted to approve the text amendment as submitted. The Commission agrees with the planning staff that this proposed amendment will provide a greater level of review for projects within the Town Center Performance District. The Town Center is a critical development area for the city, and the heightened level of scrutiny for all projects is warranted. The Commission also supports the proposed expansion of the neighborhood association notification process for new development projects in the City.

As part of the discussion of the text amendment, the Commission would like to offer two observations. First, we note that there is overlap of planning areas surrounding the Town Center planning area, which may lead to some confusion as to which plan recommendations take precedence. In addition, the Commission suggests that the Mayor and Council consider reviewing how the points matrix system is working in practice, and whether there are other where at least a Level 2 review is warranted.

On a motion by Commissioner Hadley, seconded by Commissioner Ostell, with Commissioners Hadley, Ostell, Hill, Leiderman, Trahan and Tyner voting in favor the motion, and with Commissioner Callistein absent, the Commission recommends approval of Text Amendment TXT2013-00235.